

Before the Board of Zoning Adjustment, D. C.

Application No. 12196 of Marshal C. Coyne is an application for the reinstatement of BZA Final Order No. 11633 dated June 24, 1974 issued pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception under Sections 5306 and 3308 to permit roof structures for an office and retail building in the C-4 District at premises 1899 L Street, N. W., Lot 89, Square 140.

HEARING DATE: September 15, 1976

DECISION DATE: September 15, 1976 (Bench Decision)

FINDINGS OF FACT:

1. This is an application for a reinstatement of the Board's Order in Application No. 11633. That Order expired before applicant could obtain a building permit.
2. The roof structure and property now before the Board are identical to what were before the Board in Application No. 11633.
3. The site at the northeast corner of 19th and L Streets, N. W. is presently used as a parking lot.
4. The proposed building will be twelve (12) stories high and will house offices, retail uses, and a parking garage.
5. The roof structure will contain a combination of stairways, elevator penthouses, and mechanical equipment.
6. The floor area ratio of the roof structure will be 0.37. The total gross floor area of the roof structure is 5,184.6 square feet on a lot area of 14,012.42 square feet.
7. The roof structure complies with the requirement that it be set back from all lot lines a distance equal to its height above the roof of the top story. The penthouse enclosed area does not exceed one-third of the total roof area.
8. The material and color of the street facade of the building and of the penthouse enclosure are precast concrete, off-white in color.
9. There was no opposition to the granting of this application.

CONCLUSIONS OF LAW:

The Board concludes that the roof structure conforms with the requirement of Section 3308 of the Zoning Regulations and that the grant of this application will be in harmony with the purpose and intent of the Zoning Regulations and will not adversely affect the use of nearby and adjoining property. Accordingly, it is ORDERED that application No. 12196 is GRANTED.

VOTE:

3-0 (William F. McIntosh, Leonard L. McCants, Esq. and William S. Harps; Ruby B. McZier, Esq., and Lilla Burt Cummings, Esq. not voting)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:



ARTHUR B. HATTON

Executive Secretary

FINAL DATE OF ORDER:

November 21, 1976

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.